

Subject: Re: planting area

Date: Wednesday, July 25, 2012 5:58 PM

From: Ellen Miramontes <ellenm@bcdcc.ca.gov>

To: Kevin Stephens <kstephens@kevinstephensdesign.com>, Silvia Robertson <srobertson@kevinstephensdesign.com>

Cc: Adrienne Klein <adriennek@bcdcc.ca.gov>

Kevin and Silvia,

I am not sure if I have the very latest plans. Here are the plans I am responding to:

S-1.0 dated 6.28.12

S-1.1 through S-1.4 dated 7.2.12

Within our permit, the Phase 1 and Phase 2 areas are both considered "Phase 1." Also, are the walkway square footages a part of or separate from the landscape area square footages?

One more note: Given "Special Condition II.K Visual Barrier to Adjacent Salt Pond" it seems that the landscaping should reach all the way to the southern property line in order to achieve this visual screening. Although since I don't know what the proposed width of planting is nor what is proposed to be planted there it is hard to know.

Please include a north arrow on the drawings. And please let me know if you need any further feedback from me at this point or have questions.

Regards,

--

Ellen Miramontes

Bay Design Analyst

SF Bay Conservation and Development Commission

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San Francisco, California 94111

415-352-3643

<http://www.bcdcc.ca.gov/>

On 7/23/12 4:56 PM, "Kevin Stephens" <kstephens@kevinstephensdesign.com> wrote:

ok. Silvia is making a few adjustments to send to you for our call tomorrow.

On Mon, Jul 23, 2012 at 4:49 PM, Ellen Miramontes <ellenm@bcdcc.ca.gov> wrote:

Kevin and Silvia,

I just printed out finally and so will have to call tomorrow.

WESTPOINT HARBOR MARINA

SHEET INDEX

- S-1.0 DIAGRAM DELINEATING LANDSCAPE AREAS
- S-1.1 DIAGRAM CLOSE UP
- S-1.2 DIAGRAM CLOSE UP
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- S-1.4 DIAGRAM CLOSE UP

all within Phase 1

Landscape Area PH1 (P1.0-P1.8)	148,781 sq ft
Landscape Area PH2 (P2.0-P2.1)	32,224 sq ft
Total Landscape Area (PH1 & PH2)	181,005 sq ft
Walkways Ph1	70,672sq ft
Walkways Ph2	22,480 sq ft

REVISIONS	BY

KSDG
Karin Stepien Design Group
P.O. Box 1081 - San Francisco, CA 94121
Tel: 415.398.5543 Fax: 415.398.5148

WESTPOINT HARBOR MARINA
DIAGRAM DELINEATING LANDSCAPING AREAS

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date: 06-28-2012
scale: AS NOTED
sheet:
sheet
S-1.0
of sheets

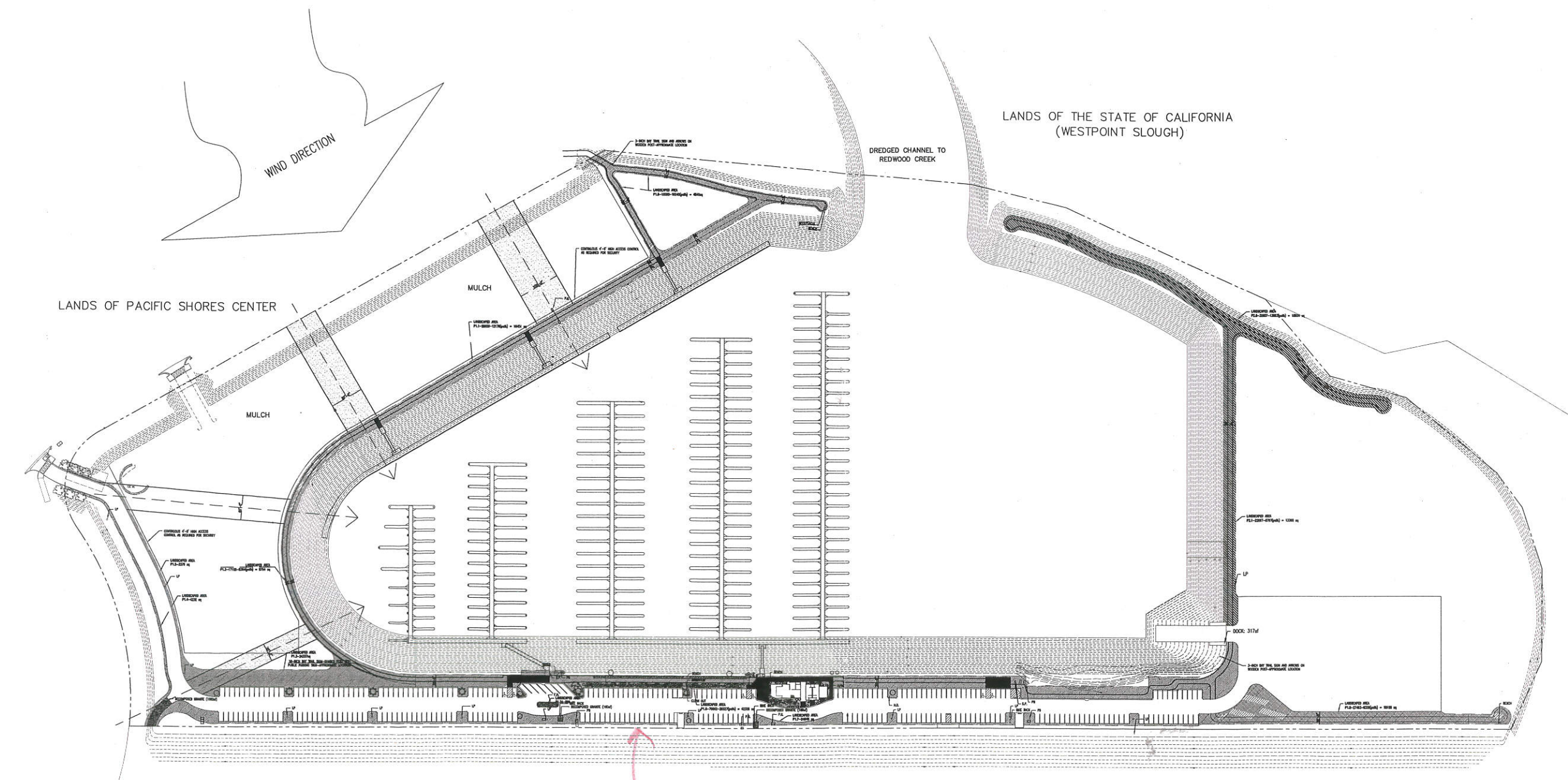
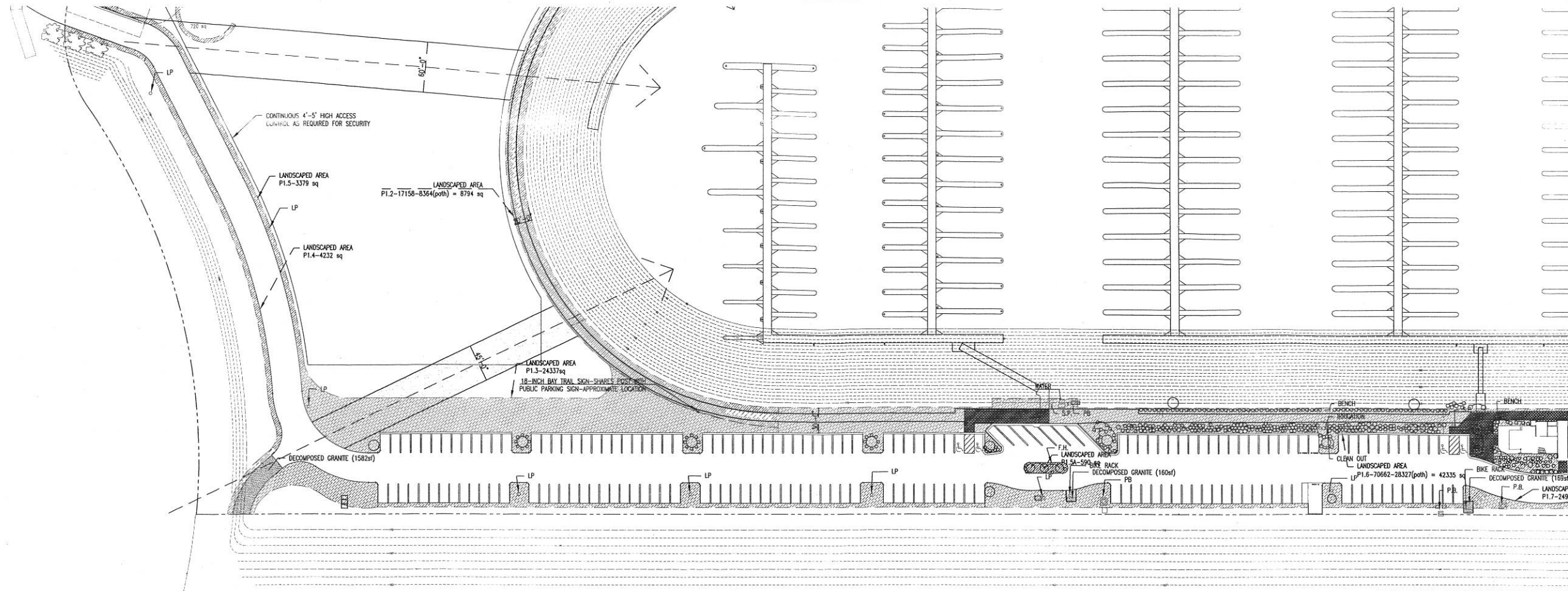


DIAGRAM DELINEATING LANDSCAPE AREAS
1/64"=1'0"

Landscape to property line?



LANDS OF CARGILL INCO

DIAGRAM DELINEATING LANDSCAPE AREAS

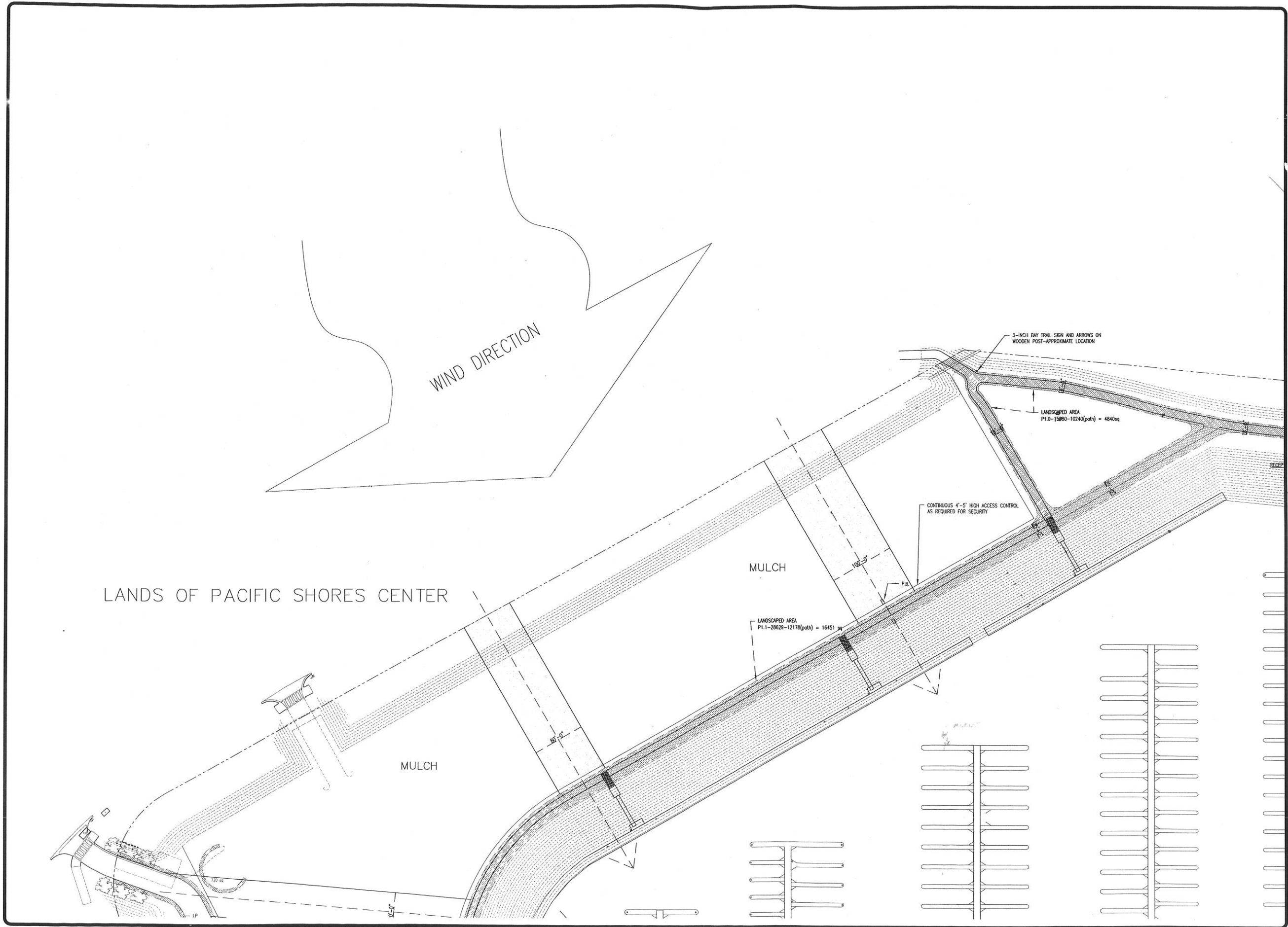
1/64"=1'0"

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 P: 206.461.5541 F: 206.461.5542

WESTPOINT HARBOR MARINA
 DIAGRAM CLOSE UP

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date: 07-2-2012
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S-1.1
of sheets

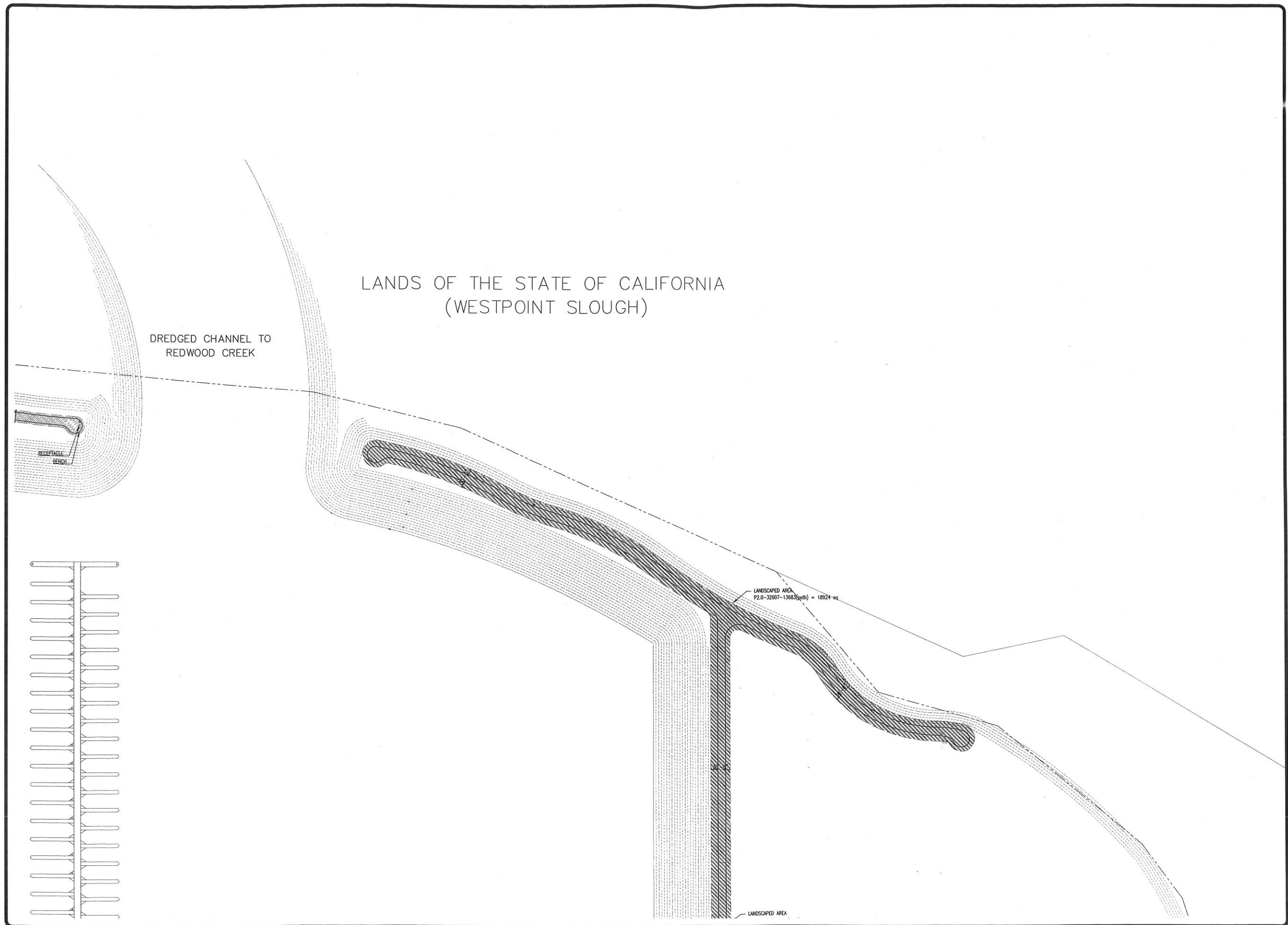


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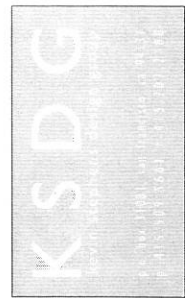
KSDG
 KENT'S SCAPERS DESIGN GROUP
 11001 15th Avenue, Suite 100
 Westport, WA 98593
 Phone: 360-835-1111
 Fax: 360-835-1112
 Email: info@ksdg.com

WESTPOINT HARBOR MARINA
 DIAGRAM CLOSE UP

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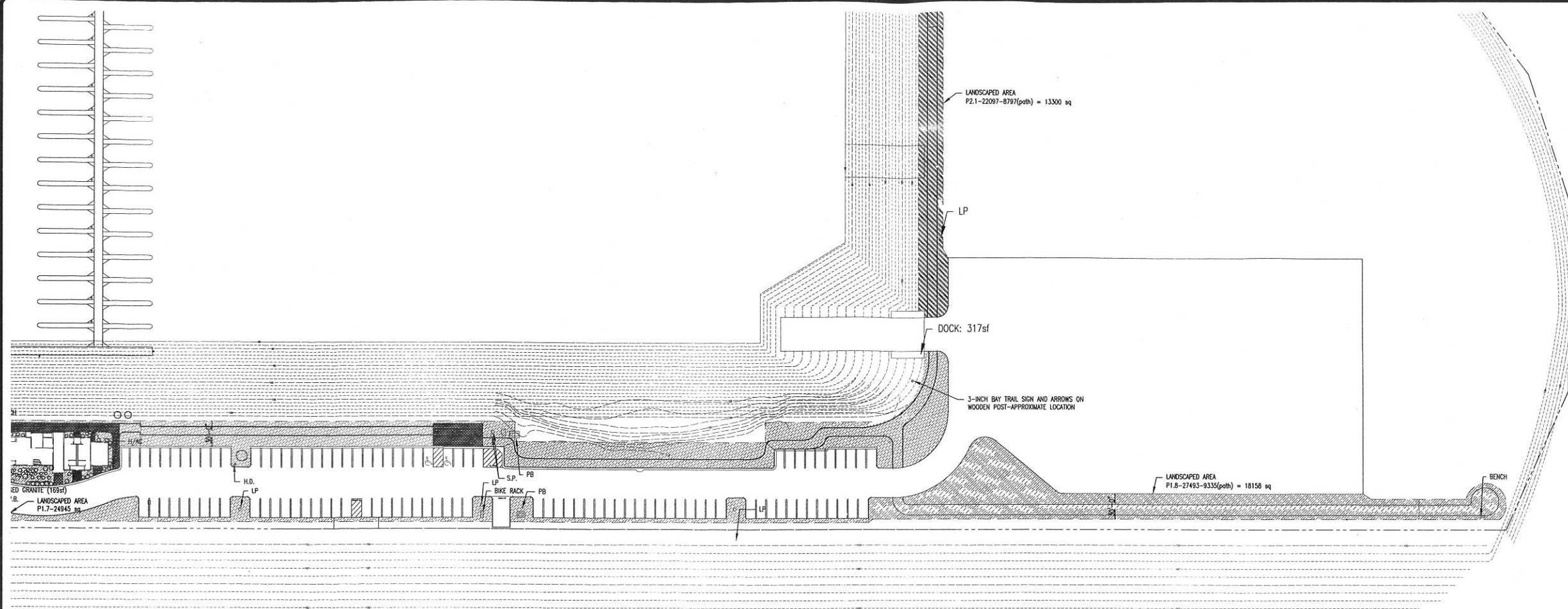


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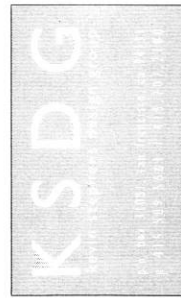
WESTPOINT HARBOR MARINA
DIAGRAM CLOSE UP

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INCORPORATED

REVISIONS	BY



WESTPOINT HARBOR MARINA
 DIAGRAM CLOSE UP

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S-1.4
of sheets